



Board of Zoning Appeals

REVISED

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Henry Szymanski

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Jewel Currie
Jennifer Current
Eric Lowenberg

Alternates
Lindsey St. Arnold Bell
Clifton Crump

Secretary
Jeffrey Thomas

AGENDA

February 9, 2023

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, February 9, 2023, commencing at 4:00 p.m. in the Common Council Committee Rooms, **City Hall (Room 301-A)**, Third Floor, 200 East Wells Street, Milwaukee, Wisconsin, affecting the following premises. Please note that most items have been scheduled for approximately five to ten minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date. Please follow the link for computer access

<https://register.gotowebinar.com/register/5896356932686584672> TO USE YOUR TELEPHONE:

If you prefer to use your phone, you must select "Use Telephone" after joining the webinar and call in using the numbers below.

United States: +1 (415) 655-0052

Access Code: 632-589-454

(Audio PIN: Shown after joining the webinar) Anyone who requires an auxiliary aid or service to participate in this City of Milwaukee event should contact the office of City of Milwaukee ADA Coordinator @ (414) 286-3475 or adacoordinator@milwaukee.gov as soon as possible but no later than 72 hours before the scheduled event.

4:00 p.m. Consent Agenda.

Items Scheduled for approval on the Consent Agenda.

No oral testimony will be taken on these items.

If there are any objections to these approvals, please make them known to the Board office in writing at least 24 hours prior to the time of the hearing. If written objections to these approvals are received, the item will not be approved and will be held for a public hearing to allow additional testimony.

Approval of the January 19, 2023 Minutes of the Board of Zoning Appeals.

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>1</u>	6	BZZA-22-00331 Special Use	HOPE Christian Schools: Fortis, LLC, Lessee Request to continue occupying the premises as a school (elementary or secondary)	3601 N Port Washington Av
<u>2</u>	6	BZZA-22-00392 Dimensional Variance	Walmart Stores, Property Owner Request to erect a wall sign that exceeds the maximum allowed display area	401 E Capitol Dr
<u>3</u>	6	BZZA-22-00402 Special Use	Fateh Petroleum, Inc., Lessee Request to continue occupying the premises as a motor vehicle filling station	3476 N Holton St



Board of Zoning Appeals, Hearing on Thursday, February 9, 2023

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4:00 p.m. Consent Agenda (continued)

Items Scheduled for approval on the Consent Agenda.

No oral testimony will be taken on these items.

*If there are any objections to these approvals, please make them known to the Board office in writing at least 24 hours prior to the time of the hearing.
If written objections to these approvals are received, the item will not be approved and will be held for a public hearing to allow additional testimony.*

<u>4</u>	9	BZZA-22-00367 Special Use	Princeton Learning Center, LLC, Lessee Request to continue occupying the premises as a day care center for 72 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 9:00 p.m. and Saturday 6:00 a.m. - 6:00 p.m.	7429 W Bradley Rd
<u>5</u>	9	BZZA-22-00398 Special Use	Christian Faith Fellowship Church, Property Owner Request to continue occupying the premises as a community center and secondary school (high school)	7208 N 76Th St AKA 7210 N 76Th St
<u>6</u>	12	BZZA-22-00395 Special Use	Grupo Providencia, Lessee Request to continue occupying the premises as an assembly hall	1561 W Greenfield Av
<u>7</u>	12	BZZA-22-00481 Special Use	Ricely Restaurant Group, Prospective Buyer Request to continue occupying the premises as a restaurant with a drive-through facility	1575 W Washington St
<u>8</u>	15	BZZA-22-00411 Special Use	Michelle's Motherly Hands Childcare, LLC, Lessee Request to continue occupying the premises as a day care center for 35 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m.	2664 N 38Th St

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<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>4:00 p.m. Consent Agenda (continued)</u>				
<u>Items Scheduled for approval on the Consent Agenda.</u>				
<u>No oral testimony will be taken on these items.</u>				
<i>If there are any objections to these approvals, please make them known to the Board office in writing at least 24 hours prior to the time of the hearing.</i>				
<i>If written objections to these approvals are received, the item will not be approved and will be held for a public hearing to allow additional testimony.</i>				
<u>9</u>	15	BZZA-22-00416 Special Use	Kingdom Apostolic Ministries, Inc., Property Owner Request to continue occupying the premises a religious assembly hall	5017 W Center St
<u>10</u>	1	BZZA-22-00439 Special Use	Lion of Judah Worship Church / Kingdom Builders Childcare Institute, Property Owner Request to occupy the premises as a daycare center for 80 children per shift infant to 13 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m.	4030 N 34Th St
<u>11</u>	2	BZZA-22-00388 Special Use	Motlani Unlimited Corporation, Lessee Request to continue occupying the premises as a motor vehicle repair facility and car wash	6230 N 76Th St
<u>12</u>	2	BZZA-22-00459 Special Use	MacPyles Corporation dba McDonalds, Property Owner Request to continue occupying the premises as a restaurant with a drive-through facility	7437 W Appleton Av
<u>13</u>	3	BZZA-22-00280 Dimensional Variance	Dylan Bonlender, Property Owner Request to construct a garage that exceeds the maximum allowed sidewall height	3328 N Newhall St
<u>14</u>	3	BZZA-22-00455 Dimensional Variance	Jewish Home and Care Center, Inc. dba Ovation Jewish Home, Property Owner Request to erect a gate that exceeds the maximum allowed width	1414 N Prospect Av AKA 1410 N Prospect Av

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4:00 p.m. Consent Agenda (continued)

Items Scheduled for approval on the Consent Agenda.

No oral testimony will be taken on these items.

*If there are any objections to these approvals, please make them known to the Board office in writing at least 24 hours prior to the time of the hearing.
If written objections to these approvals are received, the item will not be approved and will be held for a public hearing to allow additional testimony.*

<u>15</u>	4	BZZA-22-00471 Special Use	Milwaukee Institute of Art & Design, Lessee Request to occupy the premises as a cultural institution	301 W Wisconsin Av
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4:15 p.m. Public Hearings.

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.

If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

<u>16</u>	5	BZZA-22-00426 Dimensional Variance	Wellpoint Care Network, Inc., Property Owner Request to construct an addition to the existing social service facility	8901 W Capitol Dr
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<u>17</u>	6	BZZA-22-00399 Use Variance	VPMLK P1, LLC, Property Owner Request to occupy the premises as a day care center for 78 children per shift infant to 5yrs. of age, operating Monday - Friday 7:00 a.m. to 6:00 p.m.	2153 N Martin L King Jr Dr
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<u>18</u>	9	BZZA-22-00374 Special Use	EG Legacy Collision & Auto Body, LLC, Lessee Request to occupy the premises as a motor vehicle body shop, repair facility, and outdoor storage facility (permitted)	5501 W Mill Rd
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4:15 p.m. Public Hearings (continued)

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<u>19</u>	9	BZAP-22-00008 Special Use, Use Variance, Dimensional Variance	Menard Inc., Property Owner Request to construct additional outdoor storage units to the existing self-service storage facility and add light motor vehicle and heavy motor vehicle outdoor storage (intensification of existing Board-approved use), without the minimum required from setback, minimum required glazing, required building materials, and fence along the street frontage	8120 W Brown Deer Rd
<u>20</u>	10	BZZA-22-00307 Use Variance	Kids and Company 2, LLC, Lessee Request to occupy a portion of the premises as a day care center for 30 children per shift infant to 12 years of age, operating Monday - Friday 4:00 a.m. - midnight and Saturday 6:00 a.m. - 7:00 p.m. (operating in conjunction with 7135 W. Lisbon Av.)	7127 W Lisbon Av

5:15 p.m. Public Hearings.

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.
If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

<u>21</u>	11	BZZA-22-00344 Special Use	Iglesia de Dios Pentecostal Arca de Salvacion, Inc., Property Owner Request to continue occupying the premises as a religious assembly hall	4415 W Forest Home Av
<u>22</u>	11	BZZA-22-00401 Dimensional Variance	Autoplex MKE, LLC, Property Owner Request to amend the previous Board-approved landscape plan (without the minimum required landscaping)	5130 W Forest Home Av

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5:15 p.m. Public Hearings (continued)

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.
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<u>23</u>	12	BZZA-23-00006 Dimensional Variance	Tiffany Dranhonovsky, Property Owner Request to split the parcel and not meet the minimum required lot coverage, lot width, and setback (north & south side)	1501 S 3Rd St
<u>24</u>	13	BZZA-22-00296 Dimensional Variance	Direct Outdoor, LLC, Other Request to construct an automatic changeable message sign (billboard) that exceeds the maximum allowed display area	1909 W Layton Av
<u>25</u>	13	BZZA-22-00377 Special Use	Kids Cove, LLC, Lessee Request to occupy the premises as a daycare center for 84 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m.	5000 S 27Th St

6:15 p.m. Public Hearings.

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.
If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

<u>26</u>	14	BZZA-22-00371 Dimensional Variance	Dan Magnant and Tessa Danielson, Property Owner Request to construct a fence along the side street that exceeds the maximum allowed height (proposed 6ft., allowed 4ft., excess 2ft.)	3746 S Brust Av
<u>27</u>	1	BZZA-22-00305 Special Use	Better Tomorrow, LLC, Lessee Request to occupy the premises as a social service facility and transitional living facility	2717 W Atkinson Av

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6:15 p.m. Public Hearings (continued)

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.
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<u>28</u>	1	BZZA-22-00351 Special Use	Mobile 2 Mogul Carwash, LLC, Lessee Request to occupy the premises as a car wash and motor vehicle sales facility	2845 W Stark St
<u>29</u>	1	BZZA-22-00385 Use Variance	Belle's Liquor, LLC, Lessee Request to occupy the premises as a general retail establishment	7278 N Teutonia Av
<u>30</u>	1	BZZA-22-00484 Special Use	Children Learning Daycare, LLC, Lessee Request to continue occupying the premises as a 24hour daycare center for 75 children per shift infant to 12 years of age, operating Monday - Sunday	7245 N Teutonia Av